



**MINUTES
FREMONT PLANNING COMMISSION
REGULAR MEETING OF FEBRUARY 13, 2014**

CALL TO ORDER: Chairperson Reed called the meeting to order at 7:00 p.m.

PRESENT: Chairperson Reed, Commissioners Bonaccorsi, Chugh, Dorsey, Jones, Leung

ABSENT: Commissioner Pentaleri

STAFF PRESENT: Kristie Wheeler, Planning Manager
Prasanna Rasiah, Deputy City Attorney
Alice Malotte, Recording Clerk
Chavez Company, Remote Stenocaptioning
Napoleon Batalao, Video Technician

APPROVAL OF MINUTES: None

DISCLOSURES: None

CONSENT CALENDAR

THE CONSENT CALENDAR CONSISTED OF ITEM NUMBER 1.

IT WAS MOVED (JONES/CHUGH) AND CARRIED BY THE FOLLOWING VOTE (5-0-0-1-1) THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTION ON ITEM NUMBER 1.

Commissioner Bonaccorsi recused himself, because he was a board member for Allied Housing.

Item 1. **LAGUNA COMMONS - 41126/41152 Fremont Boulevard - (PLN2013-00267) -**
To consider a General Plan Amendment from Commercial-General and Residential-Medium Density to Residential-Urban 30-70 Units per Acre, and a Rezoning from Community Commercial C-C(I) with Irvington District and Transit-Oriented Development District Overlays and Garden Apartment Residence R-G-29 to Preliminary and Precise Planned District P-2013-267(I) to allow a 64-unit affordable/supportive housing development on a 1.49- acre parcel, and to consider adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program and Finding of No Significant Impact under CEQA and NEPA.

CONTINUED TO FEBRUARY 27, 2014, DUE TO A NOTICING ERROR.

The motion carried by the following vote:

AYES: 5 – Chugh, Dorsey, Jones, Leung, Reed
NOES: 0
ABSTAIN: 0
ABSENT: 1 – Pentaleri
RECUSE: 1 – Bonaccorsi

PUBLIC/ORAL COMMUNICATIONS

Rod Bordman, real estate broker, wished to speak concerning Warm Springs/South Fremont Community Plan.

Planning Manager Wheeler explained that the Planning Commission had held a study session regarding Warm Springs/South Fremont Community Plan just before this meeting. City Council would hold a study session regarding the plan on Tuesday, February 18 at either 5:00 or 5:30 p.m., before their regularly scheduled meeting. The public hearing would come before the Planning Commission in late March and it would be heard by City Council in mid-April. She promised to get back to the speaker with the correct time.

It was decided to allow him to speak under Public/Oral Communications.

Mr. Bordman stated that he represented a property owner near Fulton Place across from Marina Foods and north of Mission Boulevard and Warm Springs Road at the end of the 800 acres that was under consideration. He had received requests about that property from many small business owners and service companies who were interested in providing karate, table tennis, tutoring, college entrance examination assistance and daycare to local families. Many of these uses would include children 15 years of age and under. The City had told him that those kinds of businesses could not be located there, because of the chemicals in the area. Now that the area was to be upgraded with sidewalks and a divider down the middle of the road, children would be everywhere. Now was the time to reconsider allowing some of the above uses. There is 100,000 square feet of space available in the ten buildings at Osgood Court and Osgood Road, across from Fry's, but there was a chemical distributor on the corner and it eliminated light industrial use from that whole street. Perhaps now was the time to consider allowing some of these light industrial uses to locate in the Warm Springs area, which would be very convenient for the parents who lived up on the hill, who had children at Warm Springs Elementary, used Marina Foods and would like to take advantage of some of the uses, above, for their children while doing their errands. Having those kinds of uses at that location would help nearby employees with children who otherwise would have to drive three miles down the street or across town when they could walk across the street for those services.

PUBLIC HEARING ITEMS - None

DISCUSSION ITEMS

MISCELLANEOUS ITEMS

Information from Commission and Staff:

- Information from staff: Staff will report on matters of interest.
 - Report on actions of City Council Regular Meeting
- Information from Commission: Commission members may report on matters of interest.

Commissioner Chugh stated that he, **Commissioner Bonaccorsi** and former **Commissioner Lorenz** had all served on the Fremont Education Foundation. Its annual gala would occur on February 28th and this year the Bonaccorsi family would be honored. **Commissioner Bonaccorsi's** father had been a principal and teacher, his brother was a teacher at Hopkins, his mother had been very involved with a plethora of non-profits, as well as the many boards and commissions on which **Commissioner Bonaccorsi** had served.

Commissioner Bonaccorsi added that the money raised by the gala would go to Innovative Education Grants to the teachers in the Fremont Unified School District. He encouraged interested parties to go to the Fremont-education.org website to sign up. He believed that **Chairperson Reed** was coached by the other honoree, Pete Michaletos. His family was honored to be included in the same evening as "Coach Mike."

Chairperson Reed agreed that this was a very important educational nonprofit for the City.

Commissioner Dorsey stated that as a first grade teacher, she was a three-time recipient of the Fremont Education Foundation Grant, which usually amounted to between \$30,000 and \$40,000 worth of innovative grants, which really made a difference.

Commissioner Chugh noted that a vital component of the Fremont Education Foundation was the sports program.

Commissioner Bonaccorsi stated that he was talking about the Guy Emanuel Sports Fund, which he had started in 2002 until 2011. It was originally Guy Emanuel's idea and the Fremont Education Foundation was able to carry it out. The third major portion of the Foundation was the after school band program. The Gala would focus on the Innovative Education Grants.

Meeting adjourned at 7:15 p.m.

SUBMITTED BY:



Alice Malotte
Recording Clerk

APPROVED BY:



Kristie Wheeler, Secretary
Planning Commission